

COMMITTEE AMENDMENT FORM

DATE: 05/16/ 07

COMMITTEE ZONING PAGE NUM. (S)

ORDINANCE I. D. #07-O-0633 SECTION (S)

RESOLUTION I. D. #07-R- PARA.

AMENDS THE LEGISLATION BY ADDING TWO (2) CONDITIONS
ONE OF WHICH IS A SITE PLAN DATED 2/12/07.

AMENDMENT DONE BY COUNCIL STAFF 05/16/07

**Conditions for
U-07-01 for 2045 Graham Circle, S.E. and 1017 Fayetteville Road, S.E.**

1. The site plan submitted by the applicant titled "Chris Kids Concept Plan" dated 02/12/07 and marked received by the Bureau of Planning on 02/12/07.
2. The special use permit shall be valid only as long as Chris Kids, Inc., is the applicant/operator.

U-07-01

**S M I T H
D A L L I A
A R C H I T E C T S , L L C**
681 NORTH AVENUE, #E
SUITE C-140
ALBUQUERQUE, NEW MEXICO 87102
404.892.2443 voice
404.892.8475 fax
mailto:info@smithdallia.com

PROJECT DATA

BUILDING A	0	3056	
BUILDING B	4	1255	
BUILDING C	4	5100	
BUILDING D	4	3534	
BUILDING E (RETI)	14	11700	RESERVING S.F. 2976
BUILDING E (AMERIT)		3000	
BUILDING F (OFFICE)		8000	OFFICE S.F. 8000

CR055 LOT 1424		
SITE:	9-028	1818 S.E.
VZ ROW:	450	1818 S.E.
V2 ROW:	830	1818 S.E.
TOTAL:	1280	1818 S.E.

RESIDENTIAL PARKING REQUIRED: 75 VEHICULAR UNITS	51 SPACES
OFFICE PARKING REQUIRED: 25000.0 X 1000.0	26 SPACES
TOTAL PARKING REQUIRED:	77 SPACES
TOTAL PARKING PROVIDED:	56 SPACES
(SPECIAL EXCEPTION APPLICABLE TO BE SUBMITTED)	

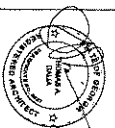
TO THE BEST OF OUR KNOWLEDGE

-ZIMMER, DISTRICT NO. 3 EXCEPT

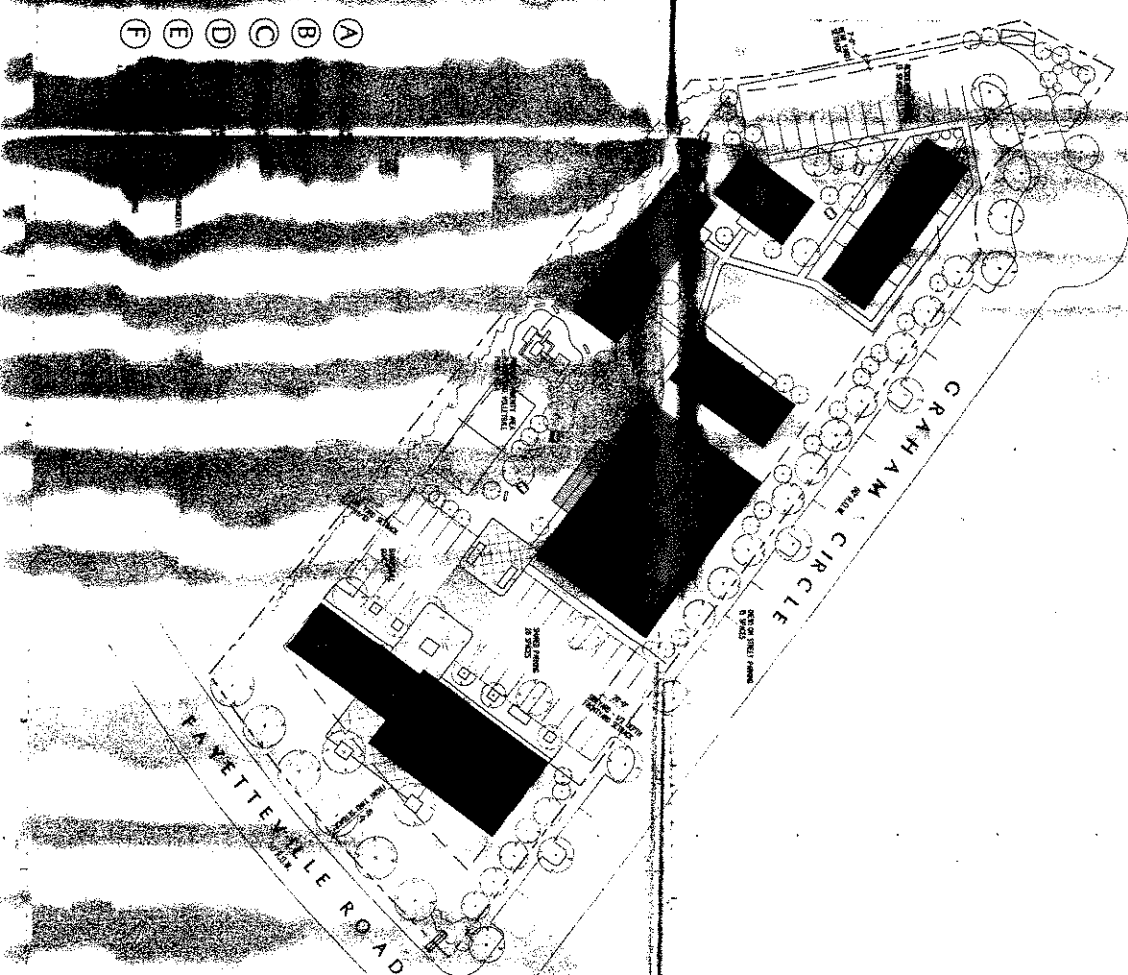


**CHRIS
KIDS
ZONING PLAN**

PLAT DATE:
ISSUE AND DATE:
SPECIAL USE PLANT
APPLICATION
02.12.07



Z-1



City Council
Atlanta, Georgia

07- 0 -0633

U-07-01

AN ORDINANCE
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16.08.005 (1) (f) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for an **ASSISTED LIVING FACILITY**, is hereby approved. Property is located at **2045 Graham Circle, S.E. and 1017 Fayetteville Road, S.E.** Said use is granted to **CHRIS KIDS, INC.**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 147, 15th District, Dekalb County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"LEGAL DESCRIPTION OF THE PROPERTY

All that tract or parcel of land lying and being in Land Lot 147, 15th District, DeKalb County, Georgia, containing 94,028.3 sq. ft. or 2.159 Acres and being more particularly described as follows:

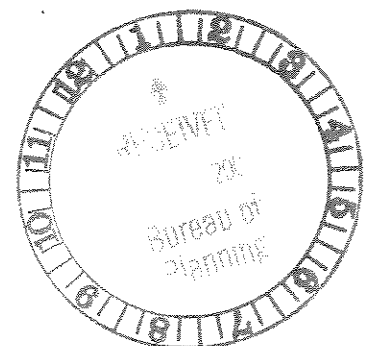
Beginning at the intersection of the northwest R/W of Fayetteville Road, said R/W being 50' in width, with the southerly R/W of Graham Circle, said R/W being 60' in width, thence in a northwesterly direction along said Fayetteville Road R/W and following the curvature thereof an Arc distance of 199.64' to an iron pin, said curve being subtended by a chord of S48°50'05"W for a distance of 199.32'; thence N52°10'58"W for a distance of 402.61' to an iron pin located on the easterly R/W of Interstate Highway 20, said R/W being variable in width; thence N4°29'30"W along said Interstate Highway 20 R/W for a distance of 42.90' to a point; thence continuing along said R/W N09°48'00"W for a distance of 38.82' to a concrete monument; thence continuing along said R/W N11°32'24"W for a distance of 100.65' to a concrete monument; thence N27°15'30"E for a distance of 53.00' to an iron pin located on the southerly R/W of Graham Circle; thence S54°12'00"E along said southerly R/W of Graham Circle for a distance of 41.34' to a point; thence continuing along said R/W, and following the curvature thereof an Arc distance of 96.46' to a point, said Arc being subtended by a chord of S54°12'00"E for a distance of 82.18'; thence continuing along said R/W S54°12'00"E for a distance of 461.74' to an iron pin located on the northwest R/W of Fayetteville Road, also being the point of beginning.

Said property being more particularly described on Survey for CHRIS Kids, Inc., CHRIS Homes Properties, Inc., Maplewood Apartments, LLC, Wachovia Bank, N.A., Metropolitan Title Agency, Inc. & Commonwealth Land Title Insurance Company dated September 11, 2006, revised September 28, 2006, and prepared by West Georgia Surveyors, Inc, bearing the seal and certification of Larry D. Neese, Georgia Registered Land Surveyor No. 2235.

Said property above also being same property as described in that certain Limited Warranty Deed from T. Wood Lovell (a/k/a Thomas W. Lovell) and Josephine L. Lovell to Maplewood Apartments, LLC dated January 10, 2003, filed March 19, 2003, and recorded in Deed Book 13349, Page 487 DeKalb County, Georgia.

U-07-01

U-07-01



RCS# 1104
4/16/07
2:57 PM

Atlanta City Council

REGULAR SESSION

6633

MULTIPLE

07-O-0602,0571,0599,0626-0638,0642

REFER ZRB/ZONE

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 1
ABSENT 1

Y Smith	Y Archibong	E Moore	Y Mitchell
Y Hall	Y Fauver	B Martin	NV Norwood
Y Young	Y Shook	Y Maddox	NV Willis
NV Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE